

# Practitioners Guide

Practitioners Guide to the DPA Investigations List

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Government of South Australia

Department of Planning,  
Transport and Infrastructure



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## Introduction

One of the fundamental components of the Development Plan Amendment (DPA) process is the undertaking of investigations to inform the proposed policy change. Regulation 9(1)(f) of the Development Regulations 2008 specifically requires that the Statement of Intent (SOI) for the preparation of a DPA must include:

*‘an outline of the investigations that will be undertaken and the form that those investigations will take in order to address the strategic, economic and environmental issues of the proposed amendment.’*

Further, subject to section 26 of the *Development Act 1993* it is a requirement that Amendments prepared by the Minister must be based on investigations initiated by the Minister.

To assist Councils with the preparation of an SOI and the identification of appropriate DPA investigations, the Department of Planning, Transport and Infrastructure (the Department) has compiled a list of commonly used investigations.

The list is provided as an MS Excel table and can be accessed through the planning practitioner’s website. Please note that the list is not intended to be representative all possible investigations, rather there may be instances where Councils will need to draft or modify an investigation specific to a particular DPA issue.

Practitioners are also reminded that investigative work should be clearly directed to addressing the scope of the DPA. This includes any potential issues with the subject land that are not addressed through the South Australian Planning Policy Library Modules envisaged to be used in the DPA. Undertaking investigations that fall outside the scope of the DPA should be avoided, as this will increase the likelihood of the DPA exceeding agreed timeframes.

Careful consideration needs to be given when selecting investigations. It is not expected that 3 to 4 investigations be selected per topic. If only one investigation applies, practitioners should only select that investigation. The general aim is to assist in identifying what investigations are required and ensuring that these are targeted and effective in delivering policy recommendations.

### **Strategic Investigations**

A number of the investigations have been specifically highlighted in the table as strategic. The Department considers that these investigations are better dealt with at a higher level, although they can be done at the DPA stage if not previously investigated.

If it is found that a number of strategic type investigations are necessary to support the DPA then it may be more appropriate to take a step back and establish the strategic context first, prior to commencement of the more specific DPA investigations.

Early discussion with the Department is encouraged in this instance.

# How to Use the Investigations Table

## Categorisation of Investigations

The Department has categorised the investigations into the following topics:

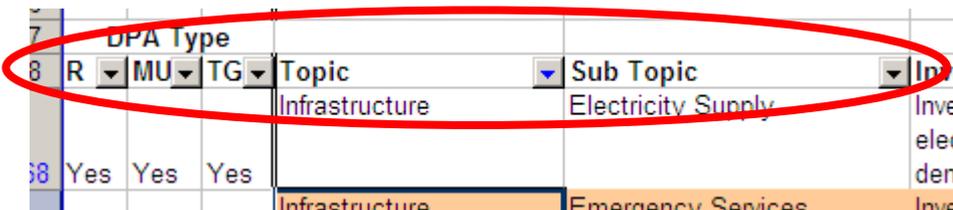
- Economic
- Environmental (Amenity)
- Environmental (Ecological)
- Hazards
- Infrastructure
- Land Use, Design and Capability
- Landscape Values, Heritage and Culture
- Population and Housing
- Transport, Access and Car Parking.

Sup-topics have also been created and the Excel table has been automatically set up so that it can be filtered down to this level. Alternatively, the investigations can be filtered by the Type of DPA e.g. Residential, Mixed Use, Township Growth. It is important to note that not all investigations have been allocated to a DPA Type rather the focus is on identifying those that are always likely to apply. The Department intends to build on this section of the Investigations Table as part of future releases.

## Filtering the Investigations

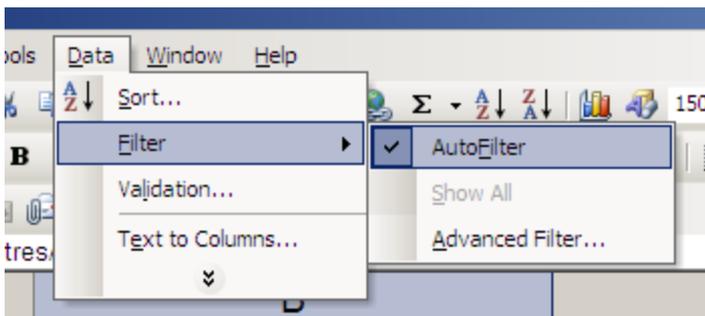
Filtering of the investigations is achieved by clicking on the drop-down arrows in Row 8 of the table (See Figure 1 below).

Figure 1: Filtering by Topic



If the drop-down arrows are not showing, select 'Filter' and then 'Auto Filter' from the 'Data' menu (see Figure 2 below).

Figure 2: Setting up the Filter Function



The following figures provide a three-step example on how to filter and select an investigation for inclusion into an SOI. (see Figures 3, 4 and 5 below). Alternatively, you can filter by, DPA Type or Sub-Topic directly to find investigations that are specific to a particular issue or DPA.

**Figure 3: Step 1 – Choose a Topic**

DPA Type		Topic	Sub Topic
Yes	Yes	Sort Ascending Sort Descending	Electricity Sup
		(All) (Top 10...) (Custom...) Economic Environmental (Amenity) Environmental (Ecological) Hazards <b>Infrastructure</b> Land Use, Design and Capab Landscape Values Landscape Values, Heritage Population and Housing Transport, Access and Car p	Emergency Se Gas Supply General

**Figure 4: Step 2 – Choose a Sub-Topic**

Sub Topic	Investiga
Sort Ascending Sort Descending	Investigate
(All) (Top 10...) (Custom...) <b>Electricity Supply</b> Emergency Services Gas Supply General	electricity demand Investigate services a additional provision o
Reserves Social Infrastructure Stormwater Management Telecommunications Waste and Recycling Waste Water Water Supply	Investigate gas suppl Investigate infrastruct any augm facilitate t

Figure 5: Step 3 – Selecting an Investigation

Sub Topic	Investigations
Electricity Supply	Investigate and allocate suitable land for the establishment of electricity supply infrastructure in order to meet projected demand
Electricity Supply	Investigate the capacity of the existing electricity supply to the affected area and identify any augmentation/upgrade works which might be necessary to facilitate the proposal

Once an investigation has been selected it can be inserted directly into the investigations section of the SOI or used to prepare relevant investigations for an Amendment being undertaken by the Minister

### Comments

The comments section of the Excel table is included to provide, where relevant, some context to the investigation, issues that may arise together with some advice on how the investigation may have previously been satisfactorily addressed or resolved.

### Resources

The fourth column of the Excel table provides a list of those government agencies which may have a direct interest in the investigations. This will assist Council in preparing the DPA consultation list for documentation in the SOI (See Regulation 9(1)(g) of the Development Regulations 2008).

In addition to identifying relevant agencies, the column also includes references other resources that may be helpful in informing the investigation.

### A Final Word on Investigations

Once the selected investigations are complete these will inform the amendments required to achieve the policy outcomes sought by a DPA. Amendments proposed should correspond with the findings, interpretation and intent of the investigations undertaken. An understanding of the link between completed investigations and recommended policy amendments should be evident to the reader, as part of a DPA.

### Further Information

Further information about the Development Plan Amendment process, in particular the preparation of an SOI, can be found on the planning practitioner's website. When preparing an SOI reference should be made to the *Practitioners Guide to the SOI Proforma*.